



# RE/MAX

## PROPERTY HUB



### **Park View New Road, Uttoxeter, ST14 5DT**

**Asking price £925,000**

This impressive individual home offers a perfect blend of comfort and elegance. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests. The layout includes two inviting reception rooms, providing ample opportunity for relaxation and entertaining.

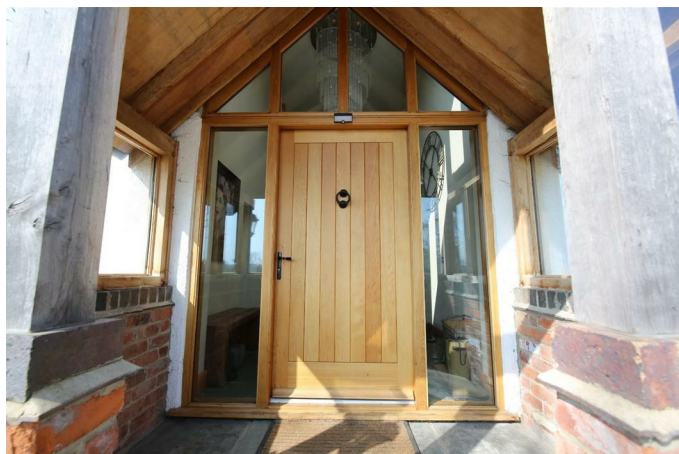
The property boasts stunning field views, allowing you to enjoy the beauty of the surrounding countryside right from your windows.

Additionally, the outdoor space is truly remarkable, featuring a lovely lake complete with decking. This serene setting is perfect for enjoying warm summer evenings or simply unwinding in nature.

This house on New Road is not just a home; it is a lifestyle choice, offering both tranquillity and the convenience of being close to local amenities. Whether you are looking to settle down or invest in a property with great potential, this residence is certainly worth considering.



## Open Oak Porch



With tiled flooring.

Entrance Hallway 18'6" x 9'2" (5.65m x 2.81m)



Having flag stone flooring with underfloor heating; stairs to the first floor accommodation; impressive wine rack with down lighting; doors off to:

Utility Room 8'5" x 4'5" (2.57m x 1.35m)



Having stainless steel sink and drainer set in a base unit; further base units all with complementary Granite work surface above; plumbing for washing machine; central heating boiler; stable door leading out to the rear garden; double glazed window; flag stone flooring with underfloor heating.

## Guest Cloakroom



With low level W/C, wash hand basin set in a vanity unit; flag stone flooring with underfloor heating.

Farmhouse Kitchen Diner 17'4" x 22'6" (5.29m x 6.88m)



A fully fitted kitchen comprising Belfast sink set in a base unit; further base units all with complementary Granite work surface above; Aga; electric oven with gas hob; integrated dishwasher and fridge freezer; a range of matching eye level units; cooker hood; larder unit; breakfast bar; complementary tiling; double glazed windows to the front and rear elevations; French doors leading out to the rear garden; flag stone flooring with underfloor heating; ceiling down lighting.

## Boot Room



With window to the front elevation; flag stone flooring; leading to:

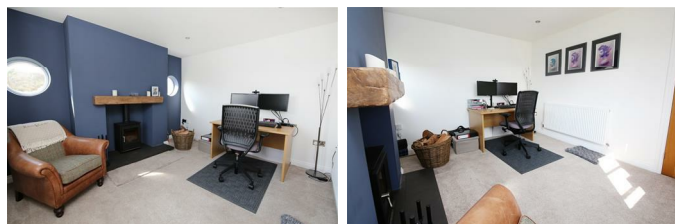
Lounge 11'6" x 22'1" (3.53m x 6.75m)



Having two double glazed windows to the front elevation; feature brick fireplace with timber mantel

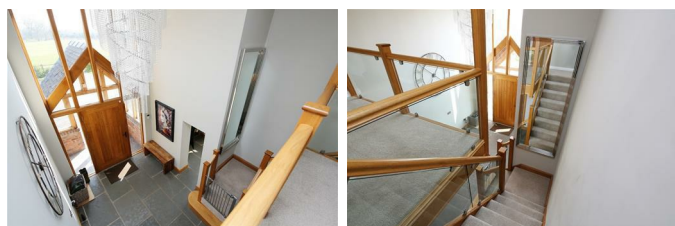
housing a log burning stove; wall lighting; central heating radiator; leading into:

### Study 11'8" x 10'5" (3.57m x 3.18m)



Having double glazed window; two feature oval windows to the side elevation ;log burning stove and central heating radiator.

### First Floor Galleried Landing



Having double glazed window to the rear elevation; loft access; recessed store cupboard; central heating radiator; ceiling down lighting; door leading to:

### Master Bedroom 17'11" x 12'11" (5.47m x 3.96m)



Having vaulted ceiling; ceiling down lighting; double glazed windows to the front and rear elevations; central heating radiator; door leading into:

### Ensuite 6'6" x 9'3" (1.99m x 2.84m)



Having free standing Copper bath; wash hand basin set in a vanity unit; low level W/C; heated towel rail; complementary tiling; feature slate walling; double glazed window to the rear elevation;

### Dressing Room 7'3" x 7'5" (2.22m x 2.28m)



Having double glazed dormer window to the front elevation; central heating radiator. With fitted wardrobes and drawers.

### Bedroom Two 11'9" x 10'7" (3.59m x 3.24m)



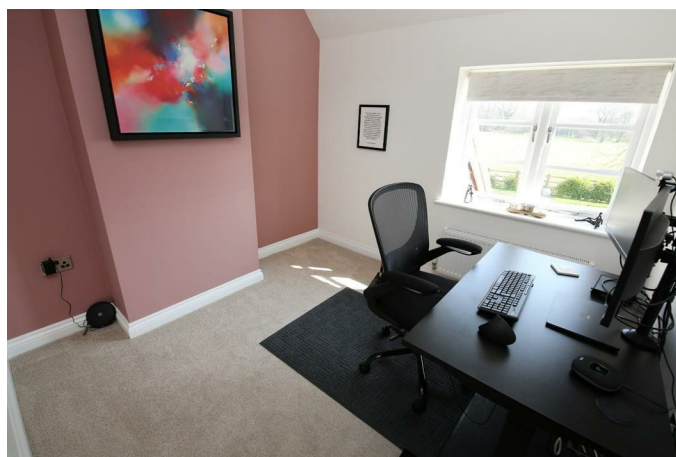
With double glazed window to the front elevation; central heating radiator.

### Bedroom Three 12'7" x 8'8" (3.86m x 2.65m)



With double glazed window to the front elevation; loft access; central heating radiator.

### Bedroom Four 8'6" x 9'1" (2.61m x 2.77m)



With double glazed window to the front elevation; central heating radiator.

### Shower Room 6'5" x 6'8" (1.97m x 2.04m)



Having enclosed shower cubicle with wall mounted shower; wash hand basin set in a vanity unit; low level W/C.; heated towel rail; complementary wall and floor tiling; double glazed dormer window to the rear elevation.

### Outside



The property is set in extensive grounds of approximately 1.2 acres, with driveway providing off road parking for several vehicles, a feature tree, the area is laid predominantly to lawn, there is a brick built barbecue and the boundaries are post and rail fencing, the garden adjoins open farmland. There is a timber decked area which overlooks the lake.



## Open Timber Framed Barn 18'2" x 13'10" (5.55m x 4.24m)



With power, lighting and log burning stove.

### Outbuildings



Including dog kennel and log storage.

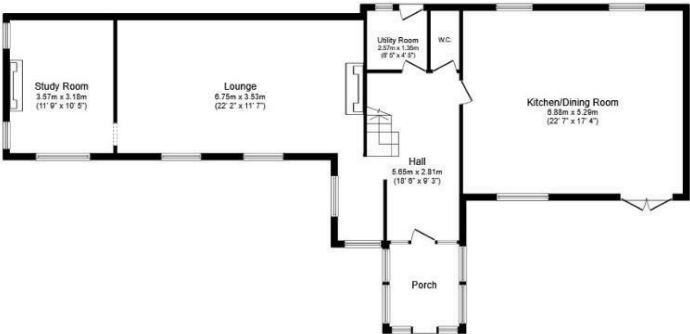
### Planning Application

The current vendor has made a full planning permission application to build an oversized double garage with annexed mower store, and an oak framed garden room off the kitchen.

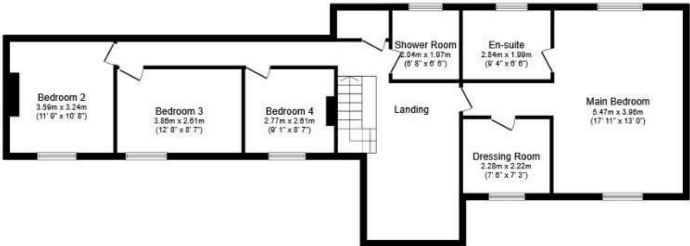
The planning reference is P/2024/00588. With East Staffordshire Borough Council.

For further information please either visit the council website to view the application or contact the Estate Agent.

Floor Plan



Ground Floor

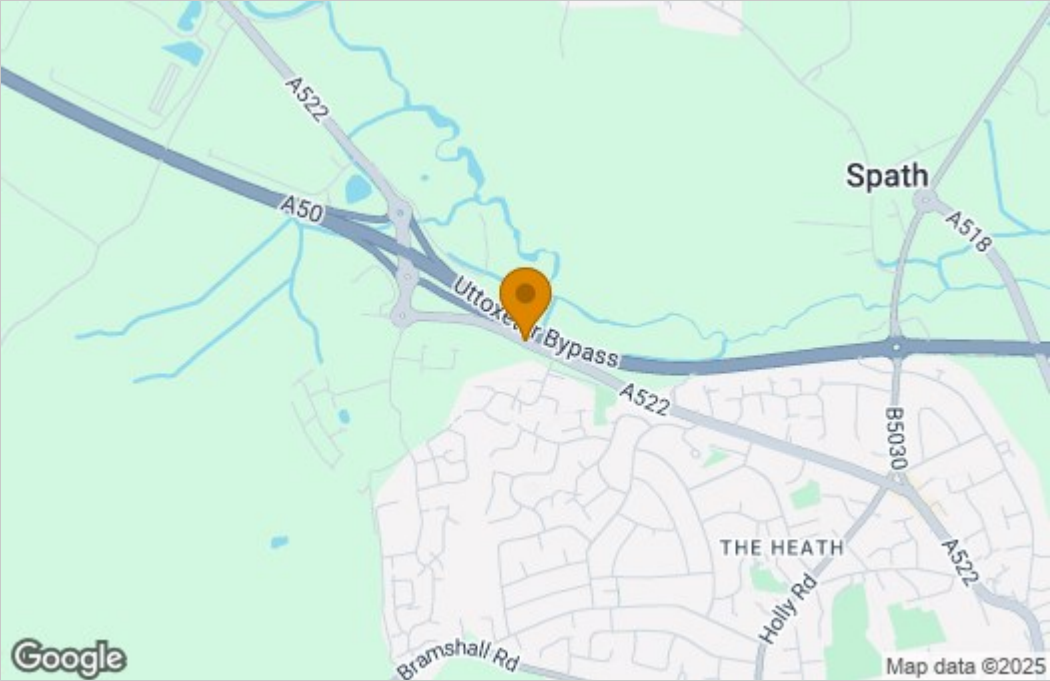


First Floor

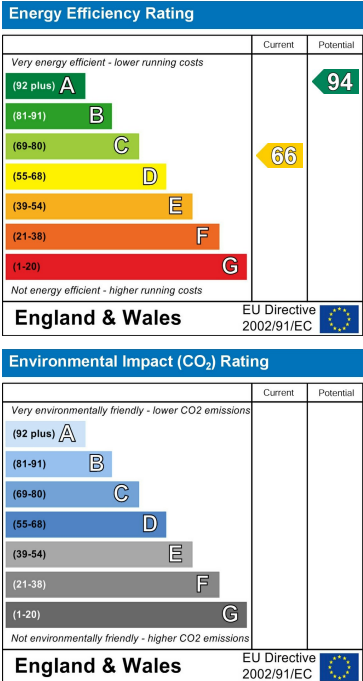
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.co](http://www.Propertybox.co)



Area Map



Energy Efficiency Graph



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